



WEDNESDAY, FEBRUARY 8, 2017

SIERRA CANYON ASPEN LODGE ▪ 1798 DEL WEBB PKWY W ▪ RENO, NV 89523

EXECUTIVE SESSION MEETING AT 4 PM

- I. CALL TO ORDER/ESTABLISHMENT OF QUORUM
- II. APPROVAL OF MINUTES Action Required: Review/Motion
- III. HEARINGS
This portion of the meeting is devoted to unit owners' who have been called to Hearing before the Board of Directors to address non-compliance matters or by special request of a unit owner. Comments are limited to a maximum of 3 minutes per unit. The Board will may ask questions of the unit owner during this time however, a decision will not be rendered until after the hearing, at which time management will send a letter to the unit owner regarding the outcome of the decision. Owners may submit a written response to a Hearing request if they are unable to attend. Owners may also bring their attorney or witnesses to the Hearing meeting.
 - A. Fine Assessment Determination Action Required: Review/Motion
 - B. Pre-Collection Action Required: Review/Motion
- IV. CORRESPONDENCE/APPEALS Action Required: Review/Motion
- V. DELINQUENCY
 - A. Delinquent Report Action Required: Review Only
 - B. Bad-Debt Write-Off Action Required: Review/Motion
- VI. COLLECTION REPORT Action Required: Review/Motion
- VII. LEGAL UPDATE/DISCUSSION Action Required: Review/Motion
- VIII. ADJOURNMENT Action Required: Motion

ANNUAL MEETING AT 5 PM

- I. Call to Order and Introductions
- II. Appointment of Inspectors of Election
- III. Election – Tally of votes

The Association expects to start the remainder of the agenda items at approximately 5:30 pm

- VI. Announcement of Election Results
- VII. Homeowner Open Forum: In accordance with NRS116.31083 this portion of the meeting is devoted to unit owners' comments and discussion. Please limit comments to a maximum of 3 minutes per unit.
- VIII. Adjournment

If there is not a quorum, the counting of the votes and the announcement of the results of the election will proceed.



BOARD OF DIRECTORS MEETING AT APPROXIMATELY 5:30 PM

I. CALL TO ORDER/ESTABLISHMENT OF QUORUM

II. HOMEOWNER FORUM

In accordance with NRS116.31083 this portion of the meeting is devoted to unit owners’ comments and discussion of those items listed on the agenda only. Limited to three (3) minutes per member. No owner may give away their allotted time to expand another owner’s time. Except in emergencies, no action will be taken upon a matter raised during this forum until the matter has been specifically included on a future agenda as an item upon which action may be taken. No member or committee member will be permitted to speak during the meeting unless called upon by the Board.

III. ORGANIZATIOANAL SETUP

- A. Election of Officers **Action Required:** Review/Motion
- B. Board Member Declaration Form **Action Required:** Discussion
- C. Bank Signors **Action Required:** Review/Motion
- D. Committee Liaisons **Action Required:** Review/Motion
- E. General Counsel Contact Procedures **Action Required:** Review/Motion

IV. HOMEOWNER FORUM

In accordance with NRS116.31083 this portion of the meeting is devoted to unit owners’ comments and discussion. Except in emergencies, no action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken. Limited to three (3) minutes per member.

IX. BOARD MEMBER REQUEST FOR FUTURE AGENDA ITEMS

X. NEXT MEETING DATE

XI. ADJOURNMENT

In accordance with NRS116.31083 the above agenda shall serve as notice of the Board of Director’s Meeting for the Sierra Canyon Association. Each meeting of the executive board shall be audio recorded, unless the executive board is meeting in executive session. Unit owners have the right to obtain a copy of the audio recording at a cost to the unit owner. Upon approval of the minutes by the executive board, unit owners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the unit owner, or in paper format at a cost of \$.25 per page for the first ten pages, and \$.10 per page thereafter. A period at the beginning and the end of each meeting is devoted to comments by unit owners and discussion of those comments.

EXECUTIVE SESSION MEETING IMMEDIATELY FOLLOWING ORGANIZATIONAL MEETING

I. CALL TO ORDER/ESTABLISHMENT OF QUORUM

II. DELINQUENCY

III. COLLECTION REPORT

Action Required: Review/Motion

IV. LEGAL UPDATE

Action Required: Review/Motion

V. ADJOURNMENT

Action Required: Motion

